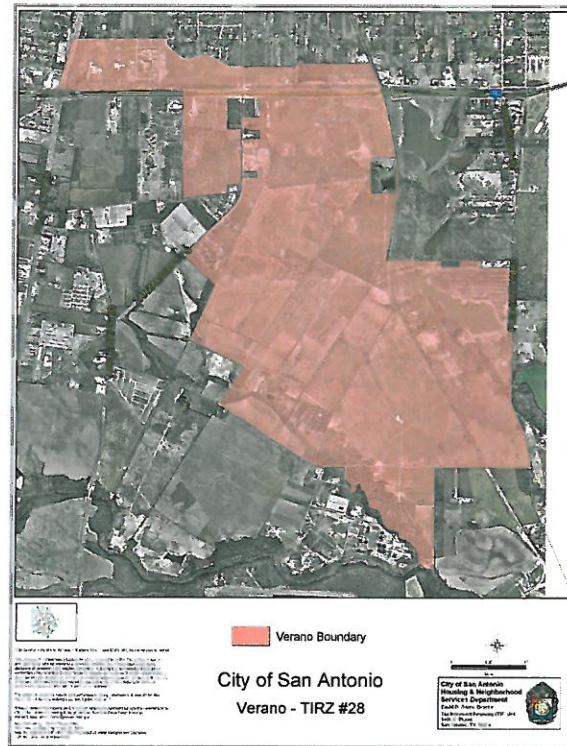


Verano Tax Increment Reinvestment Zone #28

Status Report



Background

- **Designated:** December 06, 2007
- **Termination Date:** September 30, 2037
- **City Initiated**
- **Developer:** Verano Land Group
- **Average Sales Price of Homes:** Single Family - \$211,552; Multi Family - \$90,310; Condo/Townhome - \$175,103
- **Location:** Located between South Loop 410 & the Toyota Facility
- **City Council District:** 4
- **Local School District:** Southside ISD, Harlandale ISD, South San ISD & Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District(s):** 117 & 118
- **State Senator District:** 19
- **Proposed Developments:** 2,542 Single family, 3,375 Multi Family, 1,021 Condos/Townhomes, 5,977,200 Sq Ft Office/Retail/Industrial/Institutional facilities
- **Zone Term:** 29.9 Years
- **Acres:** 3,100
- **Participating Taxing Entities:** City of San Antonio, Bexar County, ACCD, & SARA
- **Base Value:** \$39,087,452
- **Zone Current Value:** \$7,476,860.00
- **Amount Paid to Developer:** \$0.00
- **Balance Due:** \$0.00

Participation Summary				
Taxing Entities	COSA	Bexar County	ACCD	SARA
Participation Rate	75%	70%	50%	60%
Maximum Dollar Contribution	\$138,700,000	\$94,874,108	\$15,000,000	\$5,125,892
Contribution to Date	\$19,532.00	\$8,066.00	\$1,932.23	\$439.00

Notes: Construction of main north/south thoroughfare underway.

A&M Campus

April 15, 2010

September 1, 2011

anticipated start of construction on first building

anticipated completion date for first building

Verano Development

February 2011

anticipated start of construction on first building, and gas station with convenience store